048.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,006,000 / 1,006,000
					USE VALUE:	1,006,000 / 1,006,000
					ASSESSED:	1,006,000 / 1,006,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YPSILANTIS MARK H/JANE B
Owner 2:	
Owner 3:	
Street 1:	39 MAYNARD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEMPESIS MARY N--L/EST/TRS -
Owner 2:	MARY LEMPESIS TRUST -
Street 1:	43 WEBCOWET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,990 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2809 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4990.000	545,300	4,900	455,800	1,006,000
Total Card	0.115	545,300	4,900	455,800	1,006,000
Total Parcel	0.115	545,300	4,900	455,800	1,006,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.13 | /Parcel: 358.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	545,300	4900	4,990.	455,800	1,006,000	1,006,000	Year End Roll	12/18/2019
2019	104	FV	405,000	4900	4,990.	484,200	894,100	894,100	Year End Roll	1/3/2019
2018	104	FV	405,000	4900	4,990.	353,200	763,100	763,100	Year End Roll	12/20/2017
2017	104	FV	379,400	4900	4,990.	307,600	691,900	691,900	Year End Roll	1/3/2017
2016	104	FV	379,400	4900	4,990.	262,100	646,400	646,400	Year End	1/4/2016
2015	104	FV	337,200	4900	4,990.	256,400	598,500	598,500	Year End Roll	12/11/2014
2014	104	FV	337,200	4900	4,990.	210,800	552,900	552,900	Year End Roll	12/16/2013
2013	104	FV	351,200	4900	4,990.	200,500	556,600	556,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEMPESIS MARY N	53022-545		6/18/2009	Family	238,000	No	No		
LEMPESIS MARY N	32357-455		2/12/2001	Family	100	No	No		
	20553-26		5/1/1990		100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	189	PATRIOT
3/27/2000	Inspected	276	PATRIOT
3/3/2000	Measured	197	PATRIOT
8/16/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4990		Sq. Ft.	Site		0	80.	1.14	1									455,759						455,800	

Total AC/HA: 0.11455 | Total SF/SM: 4990 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 455,759 | Spl Credit | Total: 455,800

User Acct

34224

GIS Ref

GIS Ref

Insp Date

11/10/18

!4082!

PRINT

Date	Time
12/10/20	19:09:55

LAST REV

Date	Time
04/09/19	15:34:05

apro

PAT ACCT. 4082

USER DEFINED

Prior Id # 1:	34224
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06436455
Const Adj.:	0.99782026
Adj $ / SQ:	180.548
Other Features:	109500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	669939
Depreciation:	124609
Depreciated Total:	545330

COMMENTS

OF=SINK + TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	3	
Totals			
2	12	5	

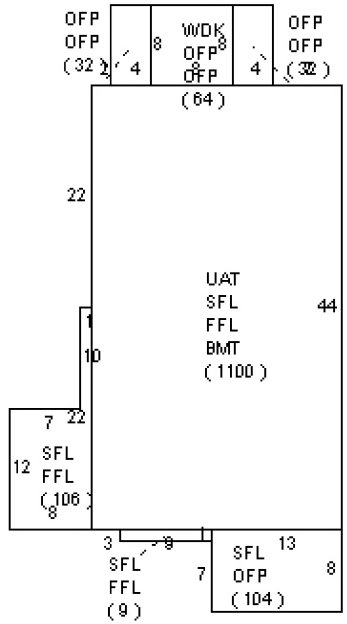
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.55
Special Features:	0	Val/Su Net:	125.85
Final Total:	545300	Val/Su SzAd	215.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,319	180.550	238,142
FFL	First Floor	1,215	180.550	219,365
BMT	Basement	1,100	54.160	59,581
OFP	Open Porch	360	21.040	7,573
UAT	Upper Attic	275	126.380	34,755
WDK	Deck	64	15.970	1,022

Net Sketched Area:	4,333			Total:	560,438
Size Ad	2534	Gross Are	5158	FinArea	2809

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1926	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900